

Mount Laurel Planning Board
Regular Meeting Minutes
June 10, 2021-via Zoom

Opening

The regular meeting of the Mount Laurel Township Planning Board was called to order by Chairwoman Conte at 7:00 pm on June 10, 2021.

Open Public Meeting Notice was read by Chairwoman Conte, noting that all postings, filings & emailing took place on January 20, 2021.

Pledge of Allegiance / Moment of Silence was led by Chairwoman Conte.

ROLL CALL:

Roll Call taken by Board Secretary Ms. Hochreiter - Members in attendance, Chairwoman Conte, Mayor Steglik, Township Manager Tomczyk, Councilwoman Janjua; Mr. Pizzo, Mr. Pfeiffer, Mr. Bathke, Alternate #1 – Mr. Troilo & Alternate #2- Mr. Venkatakrisnan. Absent: Vice-Chair Cassidy & Mr. Naik

PROFESSIONALS IN ATTENDANCE:

Mr. John Miller-Board Solicitor, Trish Hochreiter-Board Secretary, Mr. Jay Petrongolo-Board Planner, Mr. William Long-Board Engineer, Mr. Michael Angelastro-Traffic Engineer. Absent: Mr. Brian McVey-Fire Marshal. Board Professionals were sworn in by Planning Board Solicitor John Miller.

DISCUSSION ITEMS/CORRESPONDENCE:

Board Planner, Mr. Petrongolo reviewed Ordinance #2021-14. To Implement Provisions of the New Jersey Cannabis Regulatory, Enforcement Assistance and Marketplace Modernization Act. Mr. Petrongolo explained that the Planning Board needs to make sure the purposed Ordinance complies with the Master Plan. Chairwoman Conte called for a motion, and Township Manager Tomczyk made the motion to recommend the ordinance to Council and Mayor Steglik seconded the motion. Township Manager- agree; Mayor Steglik-agree; Mr. Venkatakrisnan-agree; Mr. Troilo-agree; Mr. Bathe-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Councilwoman Janjua-agree; & Chairwoman Conte-agree. Mr. Petrongolo will prepare a letter to Council on the recommendation from the Planning Board.

Board Planner, Mr. Petrongolo reviewed Ordinance #2021-15. Amending Chapter 154 of the Township Code to permit Brewery Style Uses to Promote Tourism and Enhance Commercial Areas within the Township. Mr. Petrongolo explained that the Planning Board needs to make sure the purposed Ordinance complies with the Master Plan. Chairwoman Conte called for a motion, and Mayor Steglik made the motion to recommend the ordinance to Council and Mr. Troilo seconded the motion. Mayor Steglik-agree; Mr. Troilo-agree Mr. Venkatakrisnan-agree; Mr. Bathe-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Township Manager Tomczyk-agree; Councilwoman Janjua-agree; & Chairwoman Conte-agree. Mr. Petrongolo will prepare a letter to Council on the recommendation from the Planning Board.

Chairwoman Conte read the letter submitted on May 20, 2021 by Keystone Novelties withdrawing the application for a temporary use permit at 7000 Midlantic Drive, for the installation of a temporary tent to display and sell fireworks. The board accepted the letter for this matter.

APPROVAL OF MINUTES:

Chairwoman Conte called for a motion and Mr. Pfeiffer made the motion to approve meeting minutes of May 13, 2021 and Township Manager Tomczyk seconded the motion. All present were in favor, and the motion was carried.

RESOLUTIONS:

TJ Maxx, 68 Centerton Road, Block 503.01, Lot 1.03, file 21-73-03. Temporary Use Permit. Chairwoman Conte called for a motion and Mr. Pfeiffer made a motion to approve resolution R-2021-11 and Mayor Steglik seconded. Mr. Pfeiffer-agree; Mayor Steglik-agree; Mr. Venkatakrishnan-agree; Mr. Troilo-agree; Mr. Bathke-agree; Mr. Pizzo-agree; Township Manager Tomczyk-agree; Councilwoman Janjua-abstained & Chairwoman Conte-agree and the motion was carried.

Thomas Parkinson, 319 Mount Laurel Road, Block 606, Lot 21, in the R-3 Zone, file PB2106. Major Subdivision to create a lot line. Chairwoman Conte called for a motion and Township Manager Tomczyk made a motion to approve resolution R-2021-12 and Mayor Steglik seconded. Township Manager Tomczyk-agree; Mayor Steglik-agree; Mr. Venkatakrishnan-agree; Mr. Troilo-agree; Mr. Bathke-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Councilwoman Janjua -abstained & Chairwoman Conte-agree and the motion was carried.

D’Ambrosios, Rossetters, Los, Bodrogs, Roseman/Levin & Patels, Hartford Road/Foxcroft Way, Block 401.07, Lots 4,5,6,10,11,12 & Block 401, Lot 41, in the R-3 Zone, file PB 2103. Preliminary & Final Major Subdivision to adjust a lot line. Chairwoman Conte called for a motion and Mr. Pfeiffer made a motion to approve resolution R-2021-13 and Mayor Steglik seconded. Mr. Pfeiffer-agree; Mayor Steglik-agree; Mr. Venkatakrishnan-agree; Mr. Troilo-agree; Mr. Bathke-agree; Mr. Pizzo-agree; Township Manager Tomczyk-agree; Councilwoman Janjua-abstained & Chairwoman Conte-agree and the motion was carried.

Planning Board Professionals were sworn in by the Planning Board Solicitor Mr. John Miller.


PUBLIC HEARING:

Before the start of the Public Hearing it was announced and explained by the Board Solicitor that file #PB2104, Union Mill Road, LLC located at 541 & 543 Union Mill Road would not be heard this evening because of an error in the noticing by the applicant. This application will be on the August 12, 2021 agenda.

1. **Larry & Stephanie Nejman**, 363 Hartford Road, Block 405, Lot 6 - **PB2106**—Major Subdivision for creating a lot line. The applicants were represented by Jeffrey Brennan, Esq. of the firm Baron & Brennan for this project, the applicants were sworn in by Board Solicitor. Mr. Brennan explained that they were looking to create another lot, with no proposed construction at this time. This is a buy rite property with no variances. Mr. Brennan introduced the applicants Planner Mr. Joseph Mancini and his credentials were accepted, and entered into testimony as Exhibits A, A-2 or A-3 all dated May 26, 2021.

Mr. Petrongolo reviewed his report dated March 19, 2021 and was ok with approving the waivers requested as the applicant has agreed to comply. Mr. Long reviewed his report dated March 22, 2021 and stated the applicant has agreed to comply with all requests. Mr. Angelastro reviewed his report dated March 23, 2021 and they have agreed to comply with same. Mr. McVey reviewed his report of March 17, 2021 and all his comments have been satisfied. Chairwoman Conte opened the public portion at 7:50 pm and seeing no comments closed the public portion. The board solicitor Mr. Miller reviewed the conditions. Chairwoman Conte called for a motion and Township Manager Tomczyk made the motion to approve with conditions as stated and Mayor Steglik seconded the motion. Roll Call: Township Manager Tomczyk -agree; Mayor Steglik-agree; Mr. Venkatakrishnan-agree; Mr. Troilo- agree; Mr. Bathke-agree; Mr. Pfeiffer-agree; Mr. Pizzo-agree; Councilwoman Janjua-agree; Chairwoman Conte-agree, motion carried.

Seeing no comments from the Board, Chairwoman Conte called for a motion to adjourn and Mr. Pfeiffer made the motion to adjourned at 8:45 pm and Township Manager seconded the motion, all present were in favor and the motion was carried.


Trish Hochreiter
Planning Board Secretary

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Adopted on: